

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3.C to permit a 132 square foot, freestanding doublefaced; illuminated identification sign in lieu of the allowed 8 square feet on the building, non-illuminated sign.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

It is clear from the testimony that if a variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

1. The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeds at this time are at its own risk until such time as the applicable appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Said variance is granted subject to Petitioner's Exhibit 5.


Zoning Commissioner of
Baltimore County

- 3 -

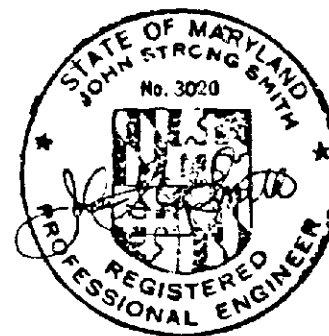
cc: Stephen J. Nolan, Esquire
John C. Murphy, Esquire
People's Counsel

RE: Courthouse Commons

- 1) South 24° 42' 13" East 9.5 feet ±
- 2) South 65° 17' 47" West 15.0 feet ±
- 3) North 24° 42' 13" West 13.0 feet ±
- 4) North 65° 17' 47" East 9.5 feet ± and
- 5) South 83° 30' 40" East 7.0 feet ± to the place of beginning

Containing .004 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



OFFICE COPY

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 97-6-A

LOCATION: Southwest Corner of New Bosley Avenue and Old Bosley Avenue

DATE AND TIME: Monday, July 7, 1986, at 12:00 noon

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a 132 square foot free-standing double-faced illuminated identification sign in lieu of the permitted 8 square foot on the building non-illuminated sign


Being the property of Courthouse Commons Ltd. Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
~~2nd~~ day of ~~June~~, 19 ~~86~~


ARNOLD JABLON
Zoning Commissioner

~~Petitioner
Petitioner's Courthouse Commons L.P.
Attorney~~ Stephen J. Nolan, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

ORDER RECEIVED FOR FILMS

DATE August 12, 1986
Barbara P. Longwell
ATTN: D. J. M. 15107

- 4 -

JUN 9 1987

RE: PETITION FOR VARIANCE
SW Corner of New Bosley
Ave. & Old Bosley Ave.,
9th District
COURTHOUSE COMMONS LTD.
PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-6-A

ENTRY OF APPEARANCE

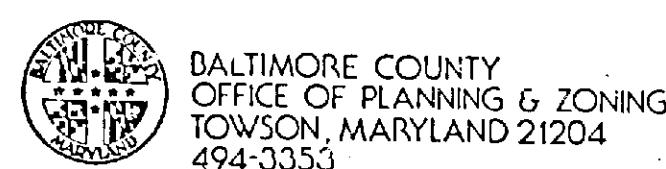
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 1, 1986

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/cor. of New Bosley Ave. and Old Bosley Ave.
9th Election District
Courthouse Commons Ltd. Partnership - Petitioner
Case No. 87-6-A

Dear Mr. Nolan:

This is to advise you that \$90.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021774

County, Maryland, and remit
to, Towson, Maryland

DATE 7/1/86 ACCOUNT 01-615-000
AMOUNT \$ 90.75
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CASHIER

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

June 4, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of New Bosley Ave. and Old Bosley Ave.
9th Election District
Courthouse Commons Ltd. Partnership - Petitioner
Case No. 87-6-A

TIME: 12:00 noon

DATE: Monday, July 7, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020076

DATE 5/6/86 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 19, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

27.50

PETITION FOR ZONING VARIANCE
SW Corner of New Bosley Ave. and Old Bosley Ave.,
9th District
COURTHOUSE COMMONS LTD.
PARTNERSHIP, Petitioner

LOCATION: Southwest Corner of New Bosley Avenue and Old Bosley Avenue
DATE AND TIME: Monday, July 7, 1986, at 12:00 noon
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a 120 square foot free-standing double-faced illuminated identification sign on the building not-illustrated sign.

Being the property of Courthouse Commons Ltd. Partnership, as shown on plat filed with the Zoning Office.

In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or such as the hearing.

By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
6/14 June 1986

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 18, 1986.

TOWSON TIMES,

[Signature]
Publisher

38.25

PETITION FOR ZONING VARIANCE
SW Corner of New Bosley Ave. and Old Bosley Ave.,
9th District
COURTHOUSE COMMONS LTD.
PARTNERSHIP, Petitioner

LOCATION: Southwest Corner of New Bosley Avenue and Old Bosley Avenue
DATE AND TIME: Monday, July 7, 1986, at 12:00 noon
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a 120 square foot free-standing double-faced illuminated identification sign on the building not-illustrated sign.

Being the property of Courthouse Commons Ltd. Partnership, as shown on plat filed with the Zoning Office.

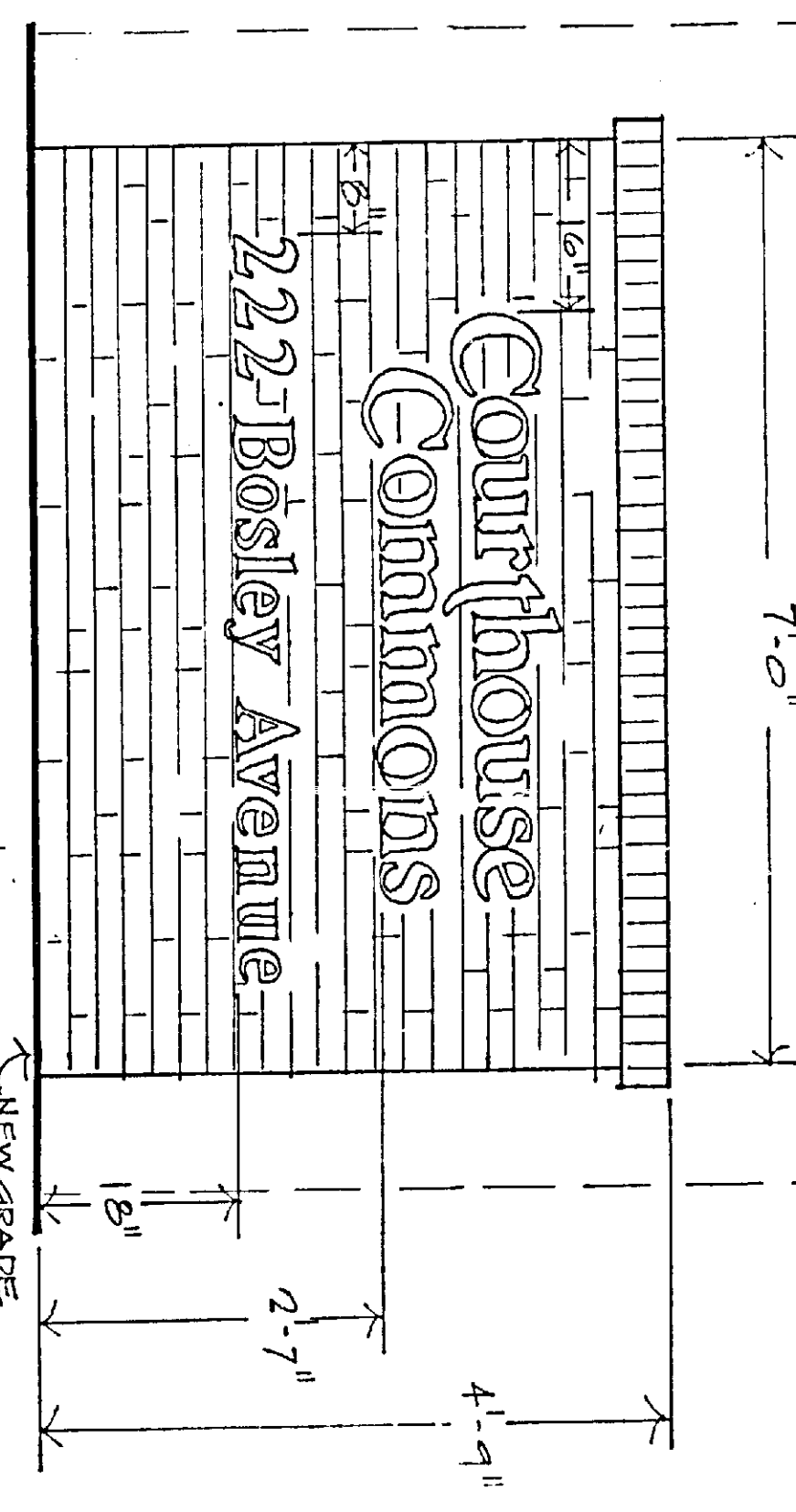
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or such as the hearing.

By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
7/18/86

REVISED MAIN SITE IDENTIFICATION

NOTE: REDUCED OVERALL HEIGHT OF 4'-9" IS REDUCED TO INCREASE OF GRADE AT SIGN LOCATION OF 24".

PETITIONER'S EXHIBIT 5



ORIGINAL OUTLINED
DIMENSIONS:
7'-0" x 18'-0"

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: June 13, 1986

Posted for: [Signature]

Petitioner: Courthouse Commons Ltd. Partnership

Location of property: SW cor. of New Bosley Ave. and Old Bosley Ave.

Location of sign: SW cor. of New Bosley Ave. and Old Bosley Ave.

Remarks: [Signature]

Posted by: [Signature] Date of return: June 22, 1986

Number of Signs: 1



SOUTHLAND HILLS IMPROVEMENT ASSOCIATION
OF BALTIMORE COUNTY, INC.

TOWSON, MARYLAND 21204

July 9, 1986

Mr. Arnold Jablon
Baltimore County Zoning Commissioner
Room 109
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Jablon:

At the regular monthly Board meeting of the Southland Hills Improvement Association held on May 8, 1986, the subject of the proposed signage for the 222 Bosley Avenue property was discussed at great length. It was resolved that in order to preclude a precedent that would encourage the further use of signage that did not comply with R-O zoning requirements by future developers, the Association would strongly oppose the signage plan put forth by Mr. Nolan to identify his building.

I trust that this letter fulfills your requirement as stated at the July 7th hearing. Should you have any questions please feel free to call me at 532-3848.

Thank you for your consideration in this matter.

Sincerely,

Robert J. Mueller
President

LAW OFFICES
JOHN C. MURPHY
SUITE 206 - 516 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

(301) 625-4828

July 16, 1986

Arnold Jablon, Esq.
Zoning Commissioner
County Office Building
Towson, Md. 21204

Re: Courthouse Commons--Variance
Date of Hearing--July 7, 1986

Dear Mr. Jablon:

I am enclosing an authorization to testify in the above matter.

Sincerely,

JCM/vb

cc: Stephen J. Nolan, Esq.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 24, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oob

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Courthouse Commons Ltd. Partnership
9 Crestline Court
Owings Mills, Maryland 21117

RE: Item No. 407 - Case No. 97-6-A
Petitioner: Courthouse Commons Ltd.
Partnership
Petition for Zoning Variance

Gentlemen:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Stephen J. Nolan, Esquire
George William Stephens, Jr.
and Associates, Inc.

BALTIMORE COUNTY
ZONING PLANS ADVISORY COMMITTEE
JUNE 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 17, 1986

Re: Zoning Advisory Meeting of May 29, 1986
Item # 407
Petitioner: Courthouse Commons
Location: LTD. PARTNERSHIP
SW/COR OF NEW BOSLEY AVE.
OLD BOSLEY AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ The site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The drainage arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 6/17/86.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Sill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Sill 178-79, and is conditions change traffic capacity may require more limited. The basic Services Areas are reevaluated annually by the County Council.

THE CRG TX-394 (K/A COURTHOUSE COMMONS)
WAS APPROVED 3/14/84

cc: James H. Howell

Eugene A. Boser
Chair, Current Planning and Development

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, March 14, 1984

OFFICE BUILDING - 222 BOSLEY AVENUE

DISTRICT 9

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Boser, Co-Chairman - Office of Current Planning

Agency Representatives

Susan Carrell - Planning
Greg Jones - Traffic Engineering
Bob Covahay - Bureau of Public Services
Judy London - Economic Development

Developer's Representatives

James & Dolores Nolan - Developers
Stephen J. Nolan - Developers' Son
Donald D. Smith - Lapicki/Smith Assoc. P.A.
Charles Pick - G. W. Stephens & Assoc.

*Attachment - Interested Citizens

The meeting was called to order at 9:00 a.m. by Mr. Gilbert S. Benson, Chairman of the County Review Group. This was a continued meeting from May 26, 1983. A number of revisions were to be made to this plan. The plan was found not to be compatible with existing neighborhood, amenity open space not sufficient, existing residence is to remain, access to be from New Bosley Avenue rather than any access from Old Bosley Avenue, parking is to be located along New Bosley Avenue.

Mr. Donald Smith presented the plan which has been revised and building relocated along Old Bosley Avenue with the parking to front on New Bosley Avenue. Office buildings have been revised as shown on the plan to be compatible with the neighborhood. Access to parking lot will be from New Bosley Avenue. There are 8 parking spaces reserved within the new County garage. Existing dwelling is to remain and is now being occupied as a home. Amenity open space for this site has met County requirements.

Susan Carrell, Office of Planning, summarized written comments submitted from Fire, Planning, Zoning, Developers Engineering Division, Permits & Licenses, Traffic Engineering, Health. A copy of these comments was given to the developer and developer's engineer, and have also been made a part of these minutes.

Planning - Site Plan No. 1 is generally acceptable to this office. A copy of the lease agreement must be submitted to Baltimore County for the 8 spaces within the Revenue Authority Parking Garage.

OFFICE BUILDING - 222 BOSLEY AVENUE

-2-

March 14, 1984

Zoning - Special hearing will be needed to amend the site plan and a variance is required to permit 46 parking places instead of 54. This plan is subject to the outcome of the zoning hearing.

Developers Engineering Division - This plan is subject to previous comments of 5/22/83.

Permits & Licenses - This plan is subject to comments of 3/1/84.

Traffic Engineering - Northernmost 18' of parking needs to be eliminated in front of Unit 1.

Health - Approval is subject to conditions set forth by that office, and owner must comply in writing with these conditions.

Fire - Additional hydrants shall be installed at Bosley Avenue and Old Bosley Avenue.

CITIZENS' COMMENTS

Mr. Murphy and Mr. Kenney stated that the handicap access is a concern to the neighborhood.

The access has been studied by the developer's engineer and found to be the only way access can be provided to these buildings.

Site Plan No. 1 is approved by the Department of Public Works and Office of Planning. Site Plan No. 2 is disapproved.

The meeting was adjourned at 10:00 a.m.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 8, 1984

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Office Building - 222 Bosley Avenue
PROJECT NUMBER: 883009
LOCATION: Bosley Avenue,
N. of Towson Boulevard
DISTRICT: 9C4

The Plan for the subject site, dated February 8, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

Any marmade embankment over 10 feet vertically, shall be designed and/or approved by a soils engineer.

The Plan as submitted is satisfactory.

HIGHWAY COMMENTS:

Bosley Avenue and Old Bosley Avenue are existing roads, which will not require any additional improvements.

All of the interior roadways and parking areas within this site shall be private and shall be the Developer's full responsibility for construction and maintenance.

The entrance locations and configurations are subject to approval by the Department of Traffic Engineering.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

IN THE MATTER
OF THE APPLICATION OF
DOE, INC., ET AL
FOR SPECIAL EXCEPTION
FOR AN OFFICE BUILDING
SW/S NEW BOSLEY AVE. 366.81'
S. CHESAPEAKE AVENUE
9th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. 83-288-XSPHA

ORDER OF DISMISSAL

Petition of Doe, Inc., et al, for a special exception for a Class B office building on property located on the southwest side of New Bosley Avenue 366.81 feet south of Chesapeake Avenue, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Dismissal of Appeal filed October 3, 1984 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestants-Appellants in the above entitled matter; and

WHEREAS, the said attorney for the said Protestants-Appellants requests that the appeal filed on behalf of said Protestants-Appellants be dismissed as of October 3, 1984; and

WHEREAS, the Board of Appeals is in receipt of a Voluntary Dismissal of Appeal filed October 22, 1984 (a copy of which is attached hereto and made a part hereof) from People's Counsel for Baltimore County, Appellant in the above entitled matter; and

WHEREAS, the said People's Counsel for Baltimore County requests that the appeal filed on its behalf be dismissed as of October 22, 1984;

IT IS HEREBY ORDERED this 24th day of October, 1984, that said appeals be and are DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Diana K. Vincent
Diana K. Vincent

Keith S. Franz
Keith S. Franz

MICROFILMED

PETITION FOR SPECIAL EXCEPTION 83-288-XSPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class B office building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Newton A. Williams and Nolan, Plumbhoff
(Type or Print Name), Williams, Chartered

Address
West Pennsylvania Avenue
Baltimore, Maryland 21204

City and State
Baltimore, Maryland 21204

Telephone No. 823-7800

Legal Owner(s):

DOE, INC. and GLENDALE, INC.

(Type or Print Name)

Signature By James D. Nolan, Individually

(Type or Print Name)

Address
9 Crestline Court
Owings Mills, Maryland 21117; 363-3633

City and State
Owings Mills, MD 21117; 363-3633

Name and telephone number of legal owner, contract purchaser or representative to be contacted

James D. Nolan, 9 Crestline Court,
Owings Mills, MD 21117; 363-3633

Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

May, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1983, at 10:45 o'clock

A.M.

Zoning Commissioner of Baltimore County.

MICROFILMED

Z.C.O.-No. 1

(over)

Project #83009
Office Building - 222 Bosley Avenue
Page 2
March 8, 1984

HIGHWAY COMMENTS: (Cont'd)

The Developer shall be fully responsible for the construction of the new entrances and for all repairs and/or replacement of the existing curb and gutter and sidewalks of both streets, which are necessitated by the development of this site.

Street lights exist along Bosley Avenue and Old Bosley Avenue.

Sidewalks are existing.

Ramps shall be provided for physically handicapped persons at all street intersections.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

A sediment control plan is required.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Grading on County property beyond the limits of the site will be subject to approval by the Department of Public Works.

A storm water management exemption has been granted for this site.

WATER AND/OR SANITARY SEWER COMMENTS:

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Project #83009
Office Building - 222 Bosley Avenue
Page 3
March 8, 1984

WATER AND/OR SANITARY SEWER COMMENTS: (Cont'd)

Onsite private water mains shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

If the Developer increases the plumbing facilities to the equivalent of a dwelling unit or more, the System Connection Charges will apply. The amount to be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public service.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EM:REC:ss

cc: File

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton DATE: March 13, 1984

FROM : C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Office Building, 222 Bosley Ave. C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 9C4 DEVELOPMENT PLAN:

LOCATION: Bosley Avenue and Baltimore Avenue RECORD PLAT:

The northernmost 18ft. of parking needs to be eliminated in front of unit 1.

C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRH/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: March 14, 1984

FROM: ZONING

CONTINUED MEETING

PROJECT NAME: Office Building PLAN: X

LOCATION: 222 Bosley Avenue DEVELOPMENT PLAN:

DISTRICT: 9th Election PLAT:

- The property in question was the subject of a zoning hearing, Case No. 83-288-XSPHA, in which the Deputy Zoning Commissioner granted a Special Exception for an office building on October 24, 1983. The Special Hearing and Variance were dismissed. The Special Exception was granted in accordance with a plan dated June 22, 1983 and was subject to several restrictions (see copy of the Order attached).
- In light of the revised site plan submitted for CRG approval, a Special Hearing will be needed to amend the site plan and to remove or modify Restriction No. 4 imposed by the Order. A Variance also is necessary to permit 46 parking spaces instead of the required 54.
- CRG approval may occur; final approval, however, is contingent upon the outcome of the Zoning hearing.
- All areas devoted to amenity open space must clearly meet the following requirements:
 - Any area devoted to a.o.s. which is within or immediately adjacent to a parking area must be 7 feet wide.
 - All other exterior areas must be 10 feet wide.

Diana Ipper
DIANA IPPER
Zoning Associate III

DI:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: March 12, 1984
 FROM: Stephanie A. Taylor
 SUBJECT: ENVIRONMENTAL EFFECTS REPORT
 222 BOSLEY AVENUE CRG MTG MARCH 14, 1984 9:00 A.M.

PLAN REVIEW NOTES

- Office building on 0.91 acres.
- Public water and public sewer proposed.
- Not in reservoir watershed.
- No wetland soils or streams on site.
- Stormwater management is not required.
- Proposed impervious area is 0.72 acres.
- Proposed best management practices include the five recommended by the Health Department.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

- The owner agrees in writing to comply with the following best management practices at this site:
 - All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - Filling will not occur in grassed or lined drainage ditches or swales.

SAT:pas

BALTIMORE COUNTY, MARYLAND

DATE: March 13, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
 Captain Joseph Kelly

PROJECT NAME Office Bldg. 222 Bosley Avenue PRELIMINARY PLAN

PROJECT NUMBER CRG Agenda 3/14/84; 9:00 am TENTATIVE PLAN

LOCATION: 222 Bosley Avenue DEVELOPMENT PLAN

DISTRICT: 9 FINAL PLAN

Comments

- Additional fire hydrant shall be installed at Bosley and Old Bosley Avenue.
- Proposed buildings are to be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: March 11, 1984
 FROM: C. E. Burnham, Chief, Building Plans Review
 SUBJECT: 222 Bosley Avenue
 Drawings #SP2, A-3 and A-4

- The building code no longer recognizes a 1/2 story designation — See Table 401.
- Elevator locations for handicapped access have not been shown as originally advised on previous plans.
- Approved parking signs for handicapped spaces shall be provided.
- Curb cuts at front of handicapped spaces shall be provided to the walk so the handicapped are not forced to pass behind parked vehicles.
- The structure(s) will be reviewed when a permit is applied for. The codes used will consist of the B.O.C.A. Basic Building Code, Mechanical Code, Energy Code and State Handicapped Code. The early stages of review in preparation for adoption of the 1984 Baltimore County Building Code has begun. The designers and owners may consider this as notification of a possible code change from the 1981 B.O.C.A. to the 1984 B.O.C.A. Once adopted any permit filed after the effective date of the adoptive ordinance would be required to comply with the 1984 Codes.

CEB/vw

RECEIVED
 MARCH 13 1984
 BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: March 11, 1984
 FROM: Charles E. Burnham, Chief, Building Plans Review
 SUBJECT: 222 Bosley Avenue
 Drawings #SP1, A-1 and A-2

- It appears this type project would be very difficult due to the design to comply with the State Handicapped Code, known as the Code of Maryland Regulations 05.01.07, Section .05 Interior Access. Please find this Section attached and note sub-section (A) and (C) which does require access to all floors of buildings with 3 levels. Should the designer wish to provide an elevator for each unit the code could be met although the cost would be astronomical. The applicant may wish to restrict the height to two levels, with no building floor area exceeding 4,000 square feet. Another option would be to apply to the State for a waiver. However they should also be aware of Section 515.5 which is part of the County Handicapped Law, and also requires access to all levels without exception, but subject to interpretation.
- This plan as well as SP-2 does not appear to provide Handicapped Parking in compliance with Section .05 of the State Code or 515.4.1, 515.4.2, 515.4.3 etc. of the 1981 B.O.C.A. Code.
- The applicant shall also be made aware the early stage of review prior to adoption proceedings has begun for the 1984 Code. If and when this Code is adopted, any plans filed after the effective date of the ordinance will be required to comply with the 1984 Code.

The applicable Codes will be the B.O.C.A. Basic Building, Mechanical, Energy Codes and the State Handicapped Code when the project is reviewed upon permit application.

CEB/vw

RECEIVED
 MARCH 13 1984
 BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Ch. man
 Zoning Plans Advisory Committee

RE: Property Owner: Courthouse Commons Ltd. Partnership

Location: SW corner New Bosley Ave., and Old Bosley Avenue

Item No.: 407

Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet, along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
 Planning Group Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
 Office of Planning and Zoning
 Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 407 Zoning Advisory Committee Meeting are as follows:

Property Owner: Courthouse Commons Limited Partnership
 Location: SW corner New Bosley Avenue and Old Bosley Avenue
 District: 9th.

APPLICABLE ITEMS ARE CIRCLED

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.A. Bill #31-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1108.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____, or to fixed time _____ See Section 212 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: Signs shall comply to Article 19 as amended by Bill #17-85.

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
 C. E. Burnham, Chief
 Building Plans Review

4/22/86

NOW, THEREFORE, in consideration of the sum of Five Dollars paid by the parties of the first part to the party of the second part, receipt of which is hereby acknowledged, and in consideration of the sum of Five Dollars paid by the party of the second part to the parties of the first part, receipt of which is hereby acknowledged, Nolan and Southland Hills agree as follows:

1. Property. The property subject to this agreement (hereinafter referred to as "222 Bosley Avenue" or the "Property") is located on the east side of Old Bosley Avenue, is bounded on the east by New Bosley Avenue and on the south by the residentially zoned parcel known as 221 Old Bosley Avenue (see paragraph 2, below) and is more particularly described as Lot 1 on that certain subdivision plat filed for record on December 21, 1984 among the Land Records of Baltimore County and recorded at Liber EHK, Jr. 52, Folio 59.

2. 221 Old Bosley Avenue. A dwelling is presently located at 221 Old Bosley Avenue adjoining the Property and on the edge of a predominantly single-family use area. Nolan agrees that the parcel owned by him and known as 221 Old Bosley Avenue (which is depicted as Lot 2 on that certain subdivision plat filed for record on December 21, 1984 among the Land Records of Baltimore County and recorded at Liber EHK, Jr. 52, Folio 59) will be used for a single family dwelling only until May 7, 2004. This undertaking is in the nature of a covenant

-2-

DEED, AGREEMENT AND COVENANT

This Deed, Agreement and Covenant is made and executed this 09 day of April, 1986, by and between Doe, Inc., a body corporate of the State of Maryland, Courthouse Commons Limited Partnership, a limited partnership formed under the laws of the State of Maryland, and James D. Nolan and Dolores M. Nolan, individually, their respective heirs, successors and assigns, parties of the first part (hereinafter, collectively referred to as Nolan), and the Southland Hills Improvement Association of Baltimore County, Inc., a body corporate of the State of Maryland, its successors and assigns, party of the second part (hereinafter referred to as Southland Hills.)

WHEREAS, Nolan is the owner of certain property on Old Bosley Avenue in the community of Southland Hills and is desirous of constructing an office building thereon; and

WHEREAS, Southland Hills is an association of residents of the Southland Hills community and has reviewed Nolan's proposals and has taken positions before Baltimore County boards and agencies concerning said proposals; and

WHEREAS, Nolan and Southland Hills have previously reached an agreement concerning Nolan's proposed development of the property and have agreed that this document embodying certain elements of that agreement shall be recorded among the land records.

EXHIBIT 4

which runs with the land and shall be binding upon Nolan, his heirs, successors and assigns. The expiration of this period of restrictive use shall not prevent Southland Hills from opposing any change in the existing residential zoning of the 221 Old Bosley Avenue parcel.

3. Access to Property. Nolan agrees that on-site parking and vehicular access to the proposed office building on the Property will be provided at the planned parking area to the east and southeast of the Building and not on Old Bosley Avenue. Nolan further agrees to reflect this in appropriate agreements with the occupants of the building.

4. Change in Zoning. Nolan represents that he has no present intention of changing the R-0 zoning of the Property and that he will not request or initiate any rezoning from R-0 prior to May 8, 1994.

5. Signs. The signing for the office building as a whole shall be limited to the one stationary outside identification permitted by Section 203.3(c) of the Baltimore County Zoning Regulations. That sign shall be oriented towards New Bosley Avenue and shall be located to the south of or below the line formed by extending the northernmost building line of the proposed building. Individual identification signs for the various occupants of the building shall be permitted in accordance with the Baltimore County Zoning Regulations, provided that any exterior signs facing on Old Bosley Avenue

shall be limited to one-half square foot each in size and shall be of a generally uniform design.

6. Trash Removal. Nolan agrees that trash removal shall not take place before 7:00 a.m. and shall take place on the parking lot side of the building.

7. Hours of Operation. Nolan agrees that the hours of operation at the office building shall not exceed 8:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday, provided, that this shall not prevent occasional use of individual offices outside of the normal hours of operation.

8. Injunction. The parties agree that monetary damages would not be an adequate remedy for breach of the terms, conditions and restrictions of their agreement, and therefore, in the event that Nolan, his heirs, successors or assigns, violate or breach any of such terms, conditions and restrictions herein contained, Southland Hills, its successors, or assigns, may institute a suit to enjoin such violation and secure other equitable relief.

9. Recordation; Successors and Assigns. Nolan agrees that all of the terms and provisions of his agreement with Southland Hills are covenants which run with the land and shall be binding upon the parties of the first part and their heirs, successors and assigns. Nolan further agrees to notify any future transferee of the Property of all of the terms and

provisions of his agreement with Southland Hills.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first above written.

Witness
Wm P. Englehart Jr

DOE, INC.

By James D. Nolan (SEAL)

COURTHOUSE COMMONS LIMITED
PARTNERSHIP

By James D. Nolan (SEAL)
James D. Nolan,
General Partner

Witness
Wm P. Englehart Jr

James D. Nolan (SEAL)
James D. Nolan

STATE OF MARYLAND)
COUNTY OF)

_____, being duly sworn, deposes and says that he is the _____ of Doe, Inc. and the general partner of Courthouse Commons Limited Partnership, and that he signs this Deed, Agreement and Covenant both individually and on their behalf, and is duly authorized to do so.

Robert J. Mueller
Notary Public

My Commission Expires: 7/1/86

Witness
Wm P. Englehart Jr

Dolores M. Nolan (SEAL)
Dolores M. Nolan

SWORN AND SUBSCRIBED TO before me this 29 day of
April, 1986.

Robert J. Mueller
Notary Public

My Commission Expires: 7/1/86

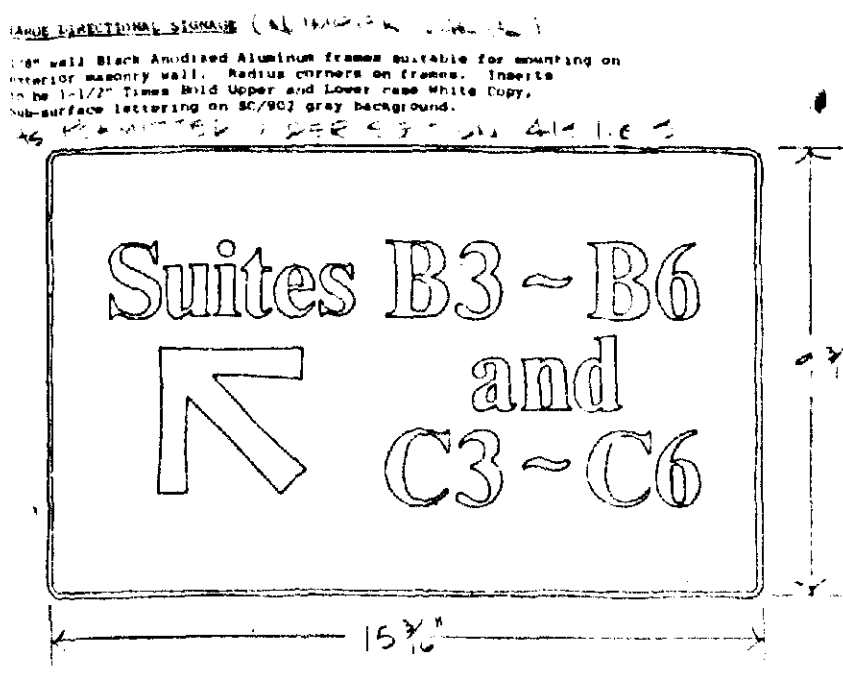
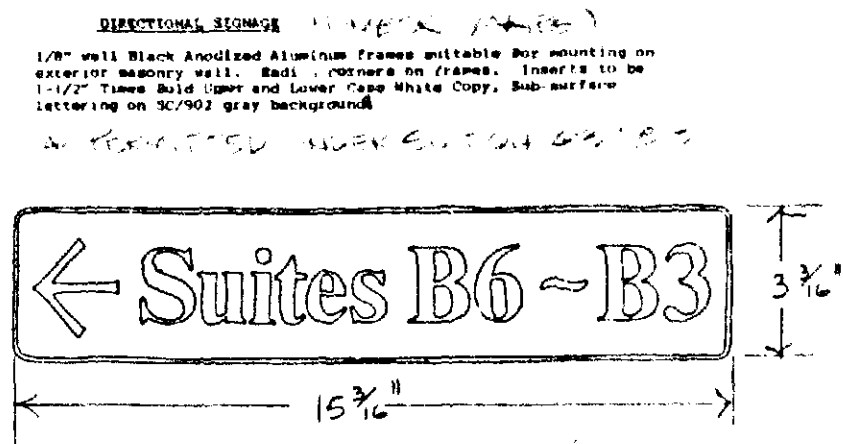
SOUTHLAND HILLS IMPROVEMENT
ASSOCIATION OF BALTIMORE
COUNTY, INC.
By Robert J. Mueller (SEAL)

STATE OF MARYLAND)
COUNTY OF Baltimore)

ROBERT J. MUELLER, being duly sworn, deposes and says that he is the PRESIDENT of Southland Hills Improvement Association of Baltimore County, Inc. and that he signs this Deed, Agreement and Covenant on its behalf and is duly authorized to do so.

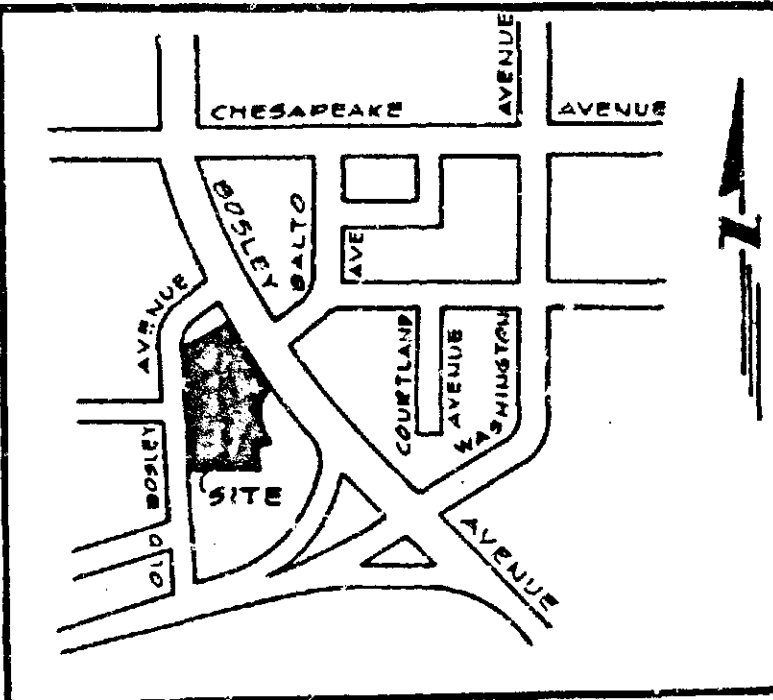
Robert J. Mueller
Notary Public

My Commission Expires: 7/1/86



DIRECTORY SPECIFICATIONS

Exterior weatherproof directory. Black anodized finish.
 Hinged glass or lexan door with lock and extra set of keys.
 4" header, White Times Bold copy on SC/902 gray background to read: **DIRECTORY**
 Sub-header 12" in height to contain building plan and copy in a two color separation on SC/902 gray background.
 (Designer to furnish camera-ready artwork)
 Bottom of Directory to have two rows of 3/4" high tenant strips for identification (Total: Two columns of 20 = 40 strips)
 Strips to have Times Bold white copy, suite numbers and tenant name, on SC/902 gray background.
 Overall dimensions of directories: Approx. 24" x 36"
 Total of 2 signs, one under each covered connection within the envelope of the building.



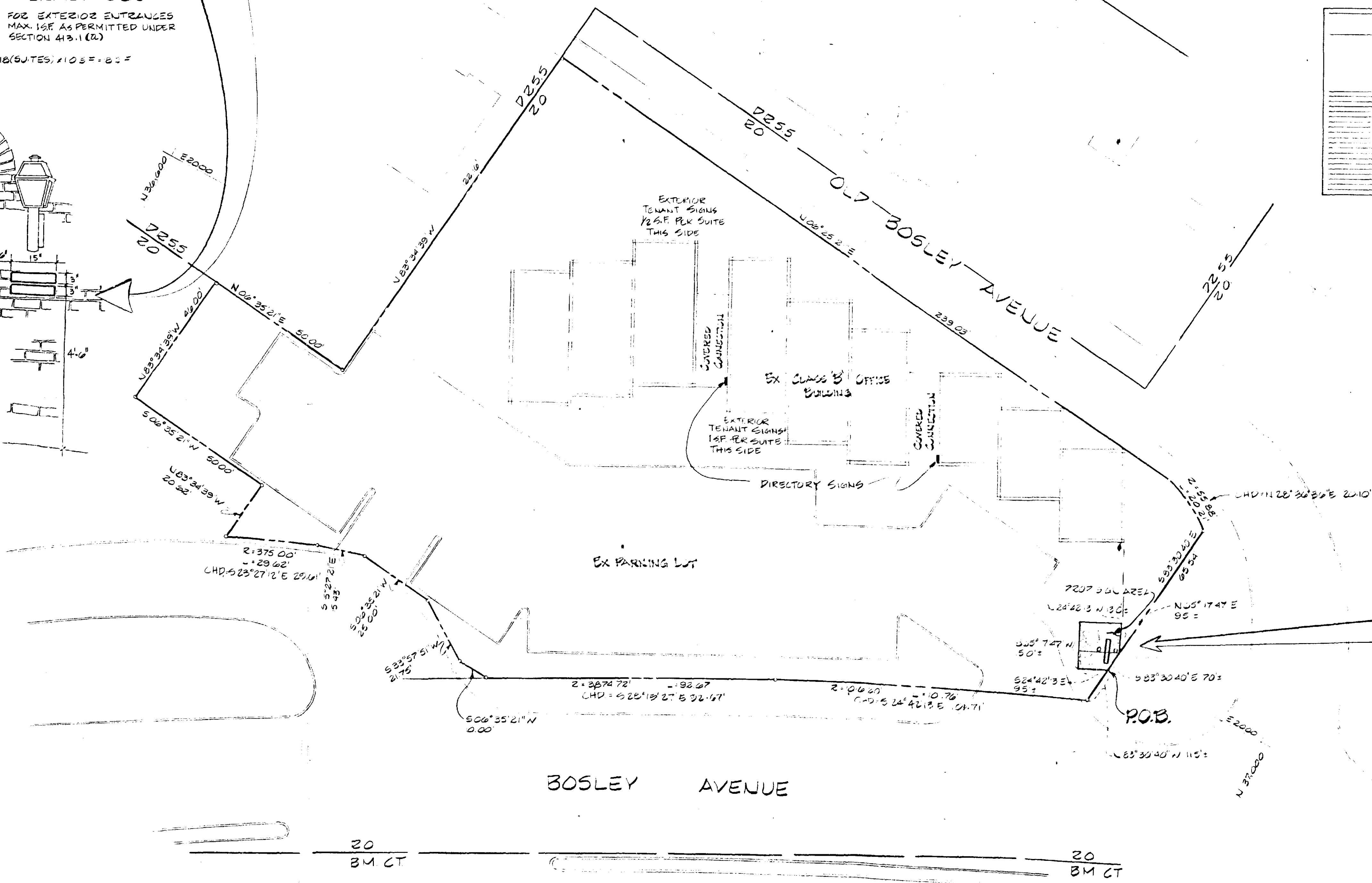
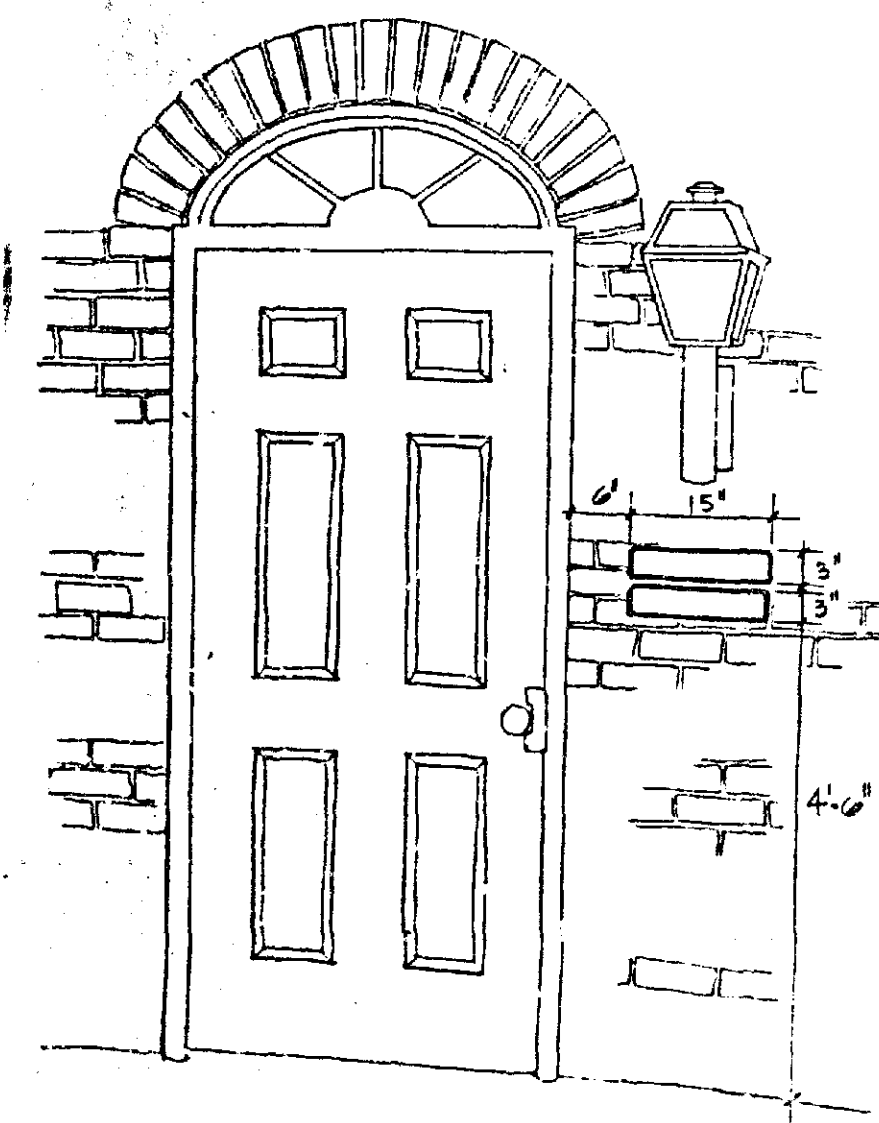
VICINITY MAP
 SCALE: 1" = 500'

A4 Alex T. Brown, MD

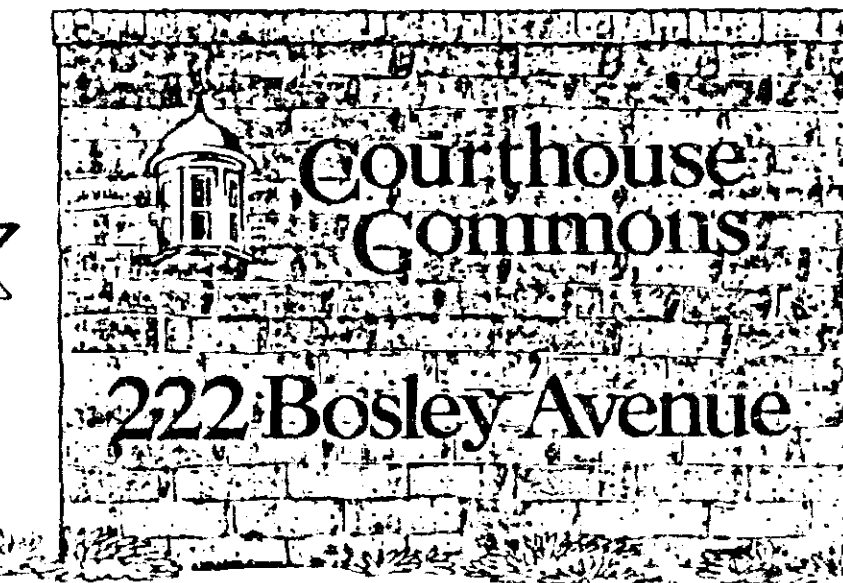
TYPICAL SIGN
 34 SF TO 105 SF

TENANT SIGN
 FOR EXTERIOR ENTRANCES
 MAX. 15 SF AS PERMITTED UNDER
 SECTION 413.1 (2)

APPROX. 18 SUITES, 110 SF = 18 SF

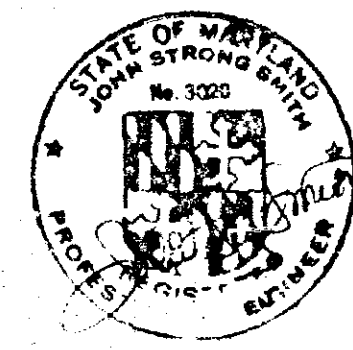


VARIANCE REQUESTED
 TO PERMIT A FREESTANDING 3-D SIGN
 HAVING A TOTAL OF 132.0 SF. IN
 USE OF THE ALLOWED 8 SF ATTACHED
 SIGN ALLOWED UNDER SECT 205.3.C



IDENTIFICATION SIGN
 70.3 SF FACE
 10.0 SF LATED WITH NAME - 6.0
 40 SF = EACH FACE
 TOTAL = 126 SF

PETITIONER'S EXHIBIT 1



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120



OWNER:
COURTHOUSE COMMONS LTD. 7121 CERS-7
 9 CRESTLINE COURT
 OWINGS MILLS, MD 21117

PLAT TO ACCOMPANY A PETITION
 FOR A SIGN VARIANCE
COURTHOUSE COMMONS
 222 BOSLEY AVENUE

BALTIMORE COUNTY, MD
 ELECTION 7572 CT #3
 MARCH 24, 1986
 SCALE: 1" = 20'

#407
 87-6-A

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the caption and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.3.C to permit a 132 square foot, freestanding double-faced, illuminated identification sign in lieu of the allowed 8 square foot on the building, non-illuminated sign.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Strict adherence to the regulations would cause confusion to motorists and others due to considerations of visibility and building identification coupled with the constraints imposed by the configuration of the site and the multiple sections which comprise the building.
2. The existence of two distinct sections of Bosley Avenue require the proposed sign in order to avoid confusion given the building's orientation to the new Bosley Avenue.
3. For additional reasons to be addressed at the hearing, the Petitioner would sustain hardship and practical difficulty if the variance is not granted. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

| | |
|------------------------------------|---|
| Contract Purchaser: | Legal Owner(s): |
| (Type or Print Name) | Courthouse Commons Ltd. Partnership |
| Signature | Signature |
| Address | James D. Nolan, General Partner |
| City and State | Signature |
| Attorney for Petitioner: | |
| Stephen J. Nolan | 9 Crestline Court |
| (Type or Print Name) | Address |
| Signature | 363-3656 |
| 204 W. Pennsylvania Avenue | Phone No. |
| Address | Owings Mills, MD 21117 |
| Towson, Maryland 21204 | City and State |
| City and State | Name, address and phone number of legal owner, contract purchaser or representative to be contacted |
| Attorney's Telephone No.: 823-7800 | Stephen J. Nolan |
| | Name |
| | 204 W. Pennsylvania Avenue |
| | Address |
| | 823-7800 |
| | Phone No. |

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 7th day of July, 1986, at 12:00 o'clock noon.

Carl J. Jell
Zoning Commissioner of Baltimore County.

(cc:ar)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this day of June, 1986

Arnold Jablon
Zoning Commissioner

Petitioner
Petitioner's Attorney
Stephen J. Nolan, Esquire

Received by:
James E. Dyer
Chairman, Zoning Plans
Advisory Committee

IN RE: PETITION ZONING VARIANCE
SW/corner of Bosley Avenue
and Old Bosley Avenue - 9th
Election District
Courthouse Commons Ltd.
Partnership,
Petitioner
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-6-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a free-standing, double-faced, illuminated identification (ID) sign containing 132 square feet instead of the permitted non-illuminated 8 square foot sign attached to a building, as described on Petitioner's Exhibit 1.

The Petitioner, by James D. Nolan, General Partner, appeared and testified and was represented by Counsel. James Klein, a design engineer; Charles Kropp, a space planner and designer; and Carl Conway, Property Manager, testified on behalf of the Petitioner. Philip Kenney, Timothy Clark, and Ronald Difeonardi, property owners in the neighborhood, appeared in opposition and were represented by Counsel.

Testimony indicated that the Petitioner owns a new office building, zoned R-O and located on Bosley Avenue, which is in the process of being rented. The Petitioner proposes to construct a free-standing, double-faced, illuminated ID sign containing 132 square feet on the corner of Bosley Avenue and Old Bosley Avenue in order to enable traffic approaching in either direction on Bosley Avenue to locate the building as well as find its access point. All of the Petitioner's witnesses agreed that the permitted sign is too small and lacks the necessary visibility for a Class D office building of this size. The Protestants agreed that an 8 square foot sign is insufficient, but felt that the size requested is too large. They argued that the proposal is

not compatible with the neighborhood and is out of character with the residential nature of the community.

The Petitioner seeks relief from Section 203.3.C, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

Although the Petitioner presented sufficient evidence to secure a sign variance, it was clear that the size requested was too large. As a result, the Petitioner and the Protestants have reached an agreement. See Petitioner's Exhibit 5, a letter from Counsel for the Protestants, dated August 6, 1986, with an attached plan. As a result, a sign measuring 7' x 4'9", 33.25 square feet on each side instead of the requested 66 square feet, has been agreed to by all parties hereto.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if a variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

- 2 -

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description To Accompany A
Petition For A Sign Variance.

May 5, 1986

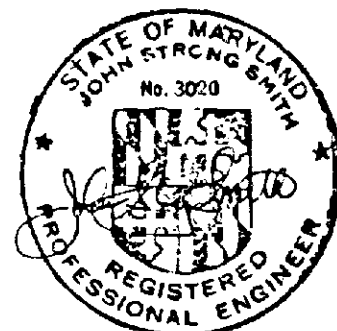
RE: Courthouse Commons

Point of beginning being located on the south side of Old Bosley Avenue North 83° 30' 40" West 11.5 feet ± from the point of intersection of the south side of Old Bosley Avenue with the west side of Bosley Avenue thence in a clockwise direction:

- 1) South 24° 42' 13" East 9.5 feet ±
- 2) South 65° 17' 47" West 15.0 feet ±
- 3) North 24° 42' 13" West 13.0 feet ±
- 4) North 65° 17' 47" East 9.5 feet ± and
- 5) South 83° 30' 40" East 7.0 feet ± to the place of beginning.

Containing .004 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



OFFICE COPY

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if a variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, a variance will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, a variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of August, 1986, that a variance to permit a free-standing, double-faced, illuminated ID sign containing 66.50 square feet instead of the permitted 8 square foot non-illuminated sign attached to a building be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Said variance is granted subject to Petitioner's Exhibit 5.

Carl J. Jell
Zoning Commissioner of
Baltimore County

- 3 -

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-6-A

LOCATION: Southwest Corner of New Bosley Avenue and Old Bosley Avenue

DATE AND TIME: Monday, July 7, 1986, at 12:00 noon

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a 132 square foot free-standing double-faced illuminated identification sign in lieu of the permitted 8 square foot on the building non-illuminated sign

Being the property of Courthouse Commons Ltd. Partnership as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
SW Corner of New Bosley
Ave. & Old Bosley Ave.,
9th District
COURTHOUSE COMMONS LTD.
PARTNERSHIP, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates or
other proceedings in this matter and of the passage of any preliminary
or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of June, 1986, a copy
of the foregoing Entry of Appearance was mailed to Stephen J. Nolan, Esquire,
204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 1, 1986

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/cor. of New Bosley Ave. and Old Bosley Ave.
9th Election District
Courthouse Commons Ltd. Partnership - Petitioner
Case No. 87-6-A

Dear Mr. Nolan:

This is to advise you that \$90.75 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021774

County, Maryland, and remit
to, Towson, Maryland

DATE 7/1/86 ACCOUNT 01-615-000
AMOUNT \$ 90.75
RECEIVED FROM
ADVERTISING AND POSTING OF ZONING SIGN
VALIDATION OR SIGNATURE OF CASHIER

Stephen J. Nolan, Esquire
Nolan, Plunhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

June 4, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of New Bosley Ave. and Old Bosley Ave.
9th Election District
Courthouse Commons Ltd. Partnership - Petitioner
Case No. 87-6-A

TIME: 12:00 noon

DATE: Monday, July 7, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Norman E. Gerber
Norman E. Gerber, AICP
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020076

slp

DATE 5/6/86 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM
FOR #407 Courthouse Commons
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
June 19, 1986.

THE JEFFERSONIAN,

Susan Sander Obrecht
Publisher

Cost of Advertising

27.50

PETITION FOR ZONING
VARIANCE
SW Corner of New Bosley
Ave. & Old Bosley Ave.,
9th District

LOCATION: Southwest Corner of
New Bosley Avenue and Old Bosley
Avenue
DATE AND TIME: Monday, July 7,
1986, at 12:00 noon
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore
County, by authority of the Zoning
Act and Regulations of Baltimore
County, will hold a public hearing
on the petition for a zoning variance
to permit a 12' square foot free-standing
double-faced illuminated identification
sign on the building not-illustrated
sign.

Being the property of Courthouse
Commons Ltd. Partnership, as shown
on plat filed with the Zoning
Office.

In the event that this Petitioner's is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing set
above or such as the hearing.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
6/13/86 June 19,

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
June 18, 1986.

TOWSON TIMES,

Susan Sander Obrecht
Publisher

38.25

PETITION FOR
ZONING VARIANCE
SW Corner of New Bosley
Ave. & Old Bosley Ave.,
9th District

LOCATION: Southwest Corner of
New Bosley Avenue and Old Bosley
Avenue
DATE AND TIME: Monday, July 7,
1986, at 12:00 noon
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore
County, by authority of the Zoning
Act and Regulations of Baltimore
County, will hold a public hearing
on the petition for a zoning variance
to permit a 12' square foot free-standing
double-faced illuminated identification
sign on the building not-illustrated
sign.

Being the property of Courthouse
Commons Ltd. Partnership, as shown
on plat filed with the Zoning
Office.

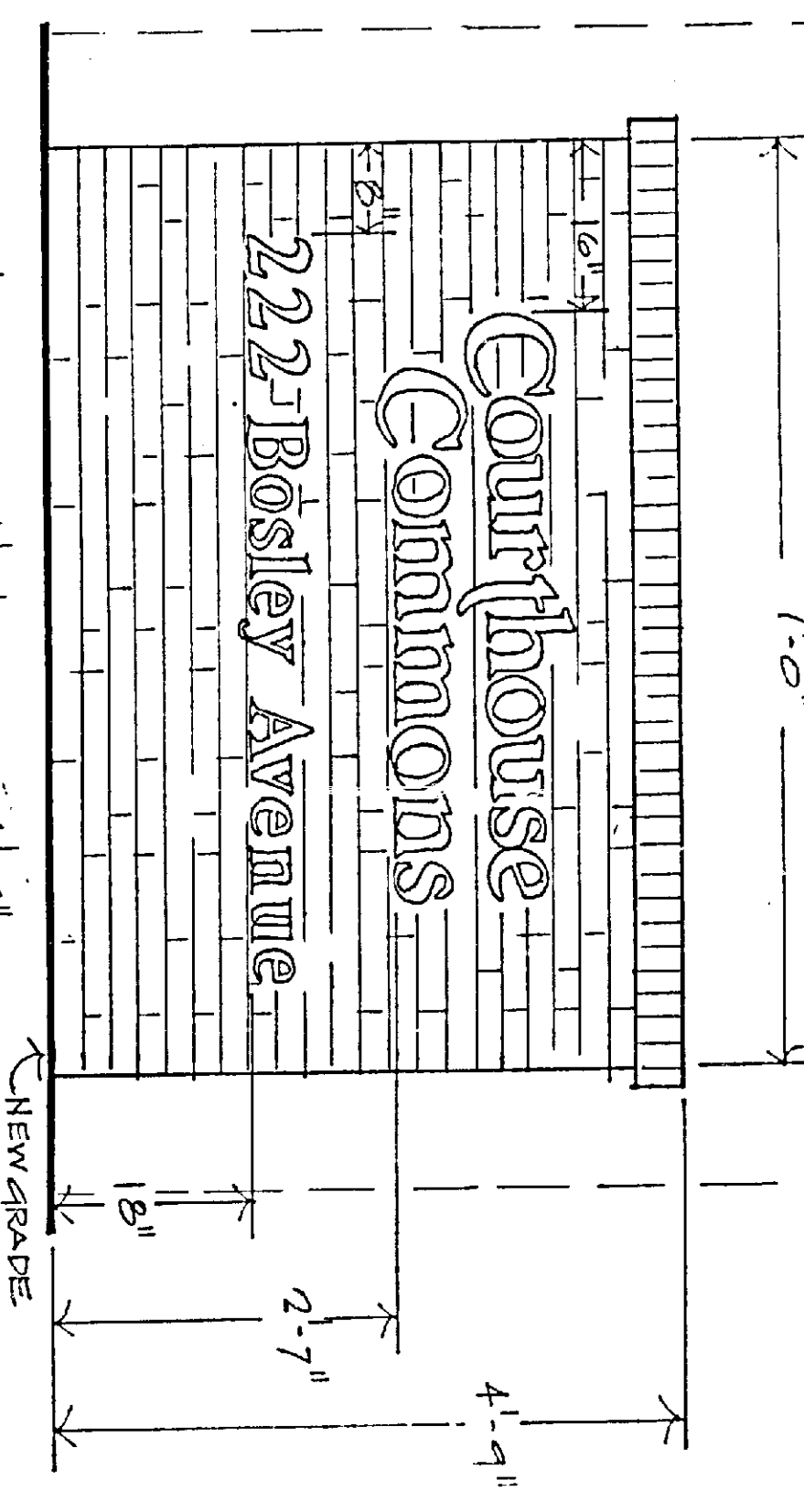
In the event that this Petitioner's is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request for
a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing set
above or such as the hearing.

By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
7/18/86 June 18,

REVISED MAIN SITE IDENTIFICATION

NOTE: REDUCED OVERALL HEIGHT OF 4'-9"
IS REDUCED TO INCREASE OF
GRADE AT SIGN LOCATION OF
24".

PETITIONER'S
EXHIBIT 5



ORIGINAL OUTLINED
DIMENSIONS:
7'-0" x 8'-9"

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: June 13, 1986

Posted for: Variance

Petitioner: Courthouse Commons Ltd. Partnership

Location of property: SW cor. of New Bosley Ave. and Old Bosley Ave.

Location of sign: SW cor. of New Bosley Ave. and Old Bosley Ave.

Remarks: S. J. Nolan

Posted by: S. J. Nolan Date of return: June 22, 1986

Number of Signs: 1



SOUTHLAND HILLS IMPROVEMENT ASSOCIATION
OF BALTIMORE COUNTY, INC.

TOWSON, MARYLAND 21204

July 9, 1986

Mr. Arnold Jablon
Baltimore County Zoning Commissioner
Room 109
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Jablon:

At the regular monthly Board meeting of the Southland Hills Improvement Association held on May 8, 1986, the subject of the proposed signage for the 222 Bosley Avenue property was discussed at great length. It was resolved that in order to preclude a precedent that would encourage the further use of signage that did not comply with R-O zoning requirements by future developers, the Association would strongly oppose the signage plan put forth by Mr. Nolan to identify his building.

I trust that this letter fulfills your requirement as stated at the July 7th hearing. Should you have any questions please feel free to call me at 532-3848.

Thank you for your consideration in this matter.

Sincerely,

Robert J. Mueller
President

LAW OFFICES
JOHN C. MURPHY
SUITE 206 - 516 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

(301) 625-4828

July 16, 1986

Arnold Jablon, Esq.
Zoning Commissioner
County Office Building
Towson, Md. 21204

Re: Courthouse Commons--Variance
Date of Hearing--July 7, 1986

Dear Mr. Jablon:

I am enclosing an authorization to testify in the above matter.

Sincerely,

JCM/vb

cc: Stephen J. Nolan, Esq.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 24, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

oob

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Courthouse Commons Ltd. Partnership
9 Crestline Court
Owings Mills, Maryland 21117

RE: Item No. 407 - Case No. 97-6-A
Petitioner: Courthouse Commons Ltd.
Partnership
Petition for Zoning Variance

Gentlemen:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Stephen J. Nolan, Esquire
George William Stephens, Jr.
and Associates, Inc.

BALTIMORE COUNTY
ZONING PLANS ADVISORY COMMITTEE
JUNE 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JUNE 17, 1986

Re: Zoning Advisory Meeting of May 29, 1986
Item # 407
Petitioner: Courthouse Commons
Location: LTD. PARTNERSHIP
SW/COR OF NEW BOSLEY AVE.
OLD BOSLEY AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ The site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The drainage arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 6/17/86.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Sill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Sill 178-79, and is conditions change traffic capacity may require more limited. The basic Services Areas are reevaluated annually by the County Council.

THE CRG TX-394 (K/A COURTHOUSE COMMONS)
WAS APPROVED 3/14/84

cc: James H. Howell

Eugene A. Boker
Chief, Current Planning and Development

COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, March 14, 1984

OFFICE BUILDING - 222 BOSLEY AVENUE

DISTRICT 9

COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman - Dept. of Public Works
Eugene A. Boker, Co-Chairman - Office of Current Planning

Agency Representatives

Susan Carrell - Planning
Greg Jones - Traffic Engineering
Bob Covahay - Bureau of Public Services
Judy London - Economic Development

Developer's Representatives

James & Dolores Nolan - Developers
Stephen J. Nolan - Developers' Son
Donald D. Smith - Lapicki/Smith Assoc. P.A.
Charles Pick - G. W. Stephens & Assoc.

*Attachment - Interested Citizens

The meeting was called to order at 9:00 a.m. by Mr. Gilbert S. Benson, Chairman of the County Review Group. This was a continued meeting from May 26, 1983. A number of revisions were to be made to this plan. The plan was found not to be compatible with existing neighborhood, amenity open space not sufficient, existing residence is to remain, access to be from New Bosley Avenue rather than any access from Old Bosley Avenue, parking is to be located along New Bosley Avenue.

Mr. Donald Smith presented the plan which has been revised and building relocated along Old Bosley Avenue with the parking to front on New Bosley Avenue. Office buildings have been revised as shown on the plan to be compatible with the neighborhood. Access to parking lot will be from New Bosley Avenue. There are 8 parking spaces reserved within the new County garage. Existing dwelling is to remain and is now being occupied as a home. Amenity open space for this site has met County requirements.

Susan Carrell, Office of Planning, summarized written comments submitted from Fire, Planning, Zoning, Developers Engineering Division, Permits & Licenses, Traffic Engineering, Health. A copy of these comments was given to the developer and developer's engineer, and have also been made a part of these minutes.

Planning - Site Plan No. 1 is generally acceptable to this office. A copy of the lease agreement must be submitted to Baltimore County for the 8 spaces within the Revenue Authority Parking Garage.

OFFICE BUILDING - 222 BOSLEY AVENUE

-2-

March 14, 1984

Zoning - Special hearing will be needed to amend the site plan and a variance is required to permit 46 parking places instead of 54. This plan is subject to the outcome of the zoning hearing.

Developers Engineering Division - This plan is subject to previous comments of 5/22/83.

Permits & Licenses - This plan is subject to comments of 3/1/84.

Traffic Engineering - Northernmost 18' of parking needs to be eliminated in front of Unit 1.

Health - Approval is subject to conditions set forth by that office, and owner must comply in writing with these conditions.

Fire - Additional hydrants shall be installed at Bosley Avenue and Old Bosley Avenue.

CITIZENS' COMMENTS

Mr. Murphy and Mr. Kenney stated that the handicap access is a concern to the neighborhood.

The access has been studied by the developer's engineer and found to be the only way access can be provided to these buildings.

Site Plan No. 1 is approved by the Department of Public Works and Office of Planning. Site Plan No. 2 is disapproved.

The meeting was adjourned at 10:00 a.m.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: March 8, 1984

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Office Building - 222 Bosley Avenue
PROJECT NUMBER: 883009
LOCATION: Bosley Avenue,
N. of Towson Boulevard
DISTRICT: 9C4

The Plan for the subject site, dated February 8, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

Any marmade embankment over 10 feet vertically, shall be designed and/or approved by a soils engineer.

The Plan as submitted is satisfactory.

HIGHWAY COMMENTS:

Bosley Avenue and Old Bosley Avenue are existing roads, which will not require any additional improvements.

All of the interior roadways and parking areas within this site shall be private and shall be the Developer's full responsibility for construction and maintenance.

The entrance locations and configurations are subject to approval by the Department of Traffic Engineering.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

SE Plan Class "B" Office Building w/ parking
+ utility

IN THE MATTER OF THE APPLICATION OF
DOE, INC., ET AL
FOR SPECIAL EXCEPTION
FOR AN OFFICE BUILDING
S.W.S. NEW BOSLEY AVE. 366.81'
S. CHESAPEAKE AVENUE
9th DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
NO. 83-288-XSPHA

ORDER OF DISMISSAL

Petition of Doe, Inc., et al, for a special exception for a Class B office building on property located on the southwest side of New Bosley Avenue 366.81 feet south of Chesapeake Avenue, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Dismissal of Appeal filed October 3, 1984 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestants-Appellants in the above entitled matter; and

WHEREAS, the said attorney for the said Protestants-Appellants requests that the appeal filed on behalf of said Protestants-Appellants be dismissed as of October 3, 1984; and

WHEREAS, the Board of Appeals is in receipt of a Voluntary Dismissal of Appeal filed October 22, 1984 (a copy of which is attached hereto and made a part hereof) from People's Counsel for Baltimore County, Appellant in the above entitled matter; and

WHEREAS, the said People's Counsel for Baltimore County requests that the appeal filed on its behalf be dismissed as of October 22, 1984;

IT IS HEREBY ORDERED this 24th day of October, 1984, that said appeals be and are DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Diana K. Vincent
Diana K. Vincent

Keith S. Franz
Keith S. Franz

MICROFILMED

PETITION FOR SPECIAL EXCEPTION 83-288-XSPHA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class B office building

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Newton A. Williams and Nolan, Plumbhoff
(Type or Print Name), Chartered

Address
West Pennsylvania Avenue
Baltimore, Maryland 21204

City and State
Baltimore, Maryland 21204

Telephone No. 823-7800

Legal Owner(s):

DOE, INC. and GLENDALE, INC.

(Type or Print Name)

Signature By James D. Nolan, Individually

(Type or Print Name)

Address
9 Crestline Court
Owings Mills, Maryland 21117; 363-3633

City and State
Owings Mills, MD 21117; 363-3633

Telephone No.

Name and telephone number of legal owner, contract purchaser or representative to be contacted

James D. Nolan, 9 Crestline Court,
Owings Mills, MD 21117; 363-3633

Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

May, 1983, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1983, at 10:45 o'clock

A.M.

Zoning Commissioner of Baltimore County.

MICROFILMED

Z.C.O.-No. 1

(over)

Project #83009
Office Building - 222 Bosley Avenue
Page 2
March 8, 1984

HIGHWAY COMMENTS: (Cont'd)

The Developer shall be fully responsible for the construction of the new entrances and for all repairs and/or replacement of the existing curb and gutter and sidewalks of both streets, which are necessitated by the development of this site.

Street lights exist along Bosley Avenue and Old Bosley Avenue.

Sidewalks are existing.

Ramps shall be provided for physically handicapped persons at all street intersections.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

A sediment control plan is required.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Grading on County property beyond the limits of the site will be subject to approval by the Department of Public Works.

A storm water management exemption has been granted for this site.

WATER AND/OR SANITARY SEWER COMMENTS:

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Project #83009
Office Building - 222 Bosley Avenue
Page 3
March 8, 1984

WATER AND/OR SANITARY SEWER COMMENTS: (Cont'd)

Onsite private water mains shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

If the Developer increases the plumbing facilities to the equivalent of a dwelling unit or more, the System Connection Charges will apply. The amount to be determined and payable upon application for the Plumbing Permit. The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public service.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EM:REC:ss

cc: File

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton DATE: March 13, 1984

FROM : C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Office Building, 222 Bosley Ave. C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 9C4 DEVELOPMENT PLAN:

LOCATION: Bosley Avenue and Baltimore Avenue RECORD PLAT:

The northernmost 18ft. of parking needs to be eliminated in front of unit 1.

C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRH/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: March 14, 1984
FROM: ZONING CONTINUED MEETING

PROJECT NAME: Office Building PLAN: X

LOCATION: 222 Bosley Avenue DEVELOPMENT PLAN:

DISTRICT: 9th Election PLAT:

- The property in question was the subject of a zoning hearing, Case No. 83-288-XSPHA, in which the Deputy Zoning Commissioner granted a Special Exception for an office building on October 24, 1983. The Special Hearing and Variance were dismissed. The Special Exception was granted in accordance with a plan dated June 22, 1983 and was subject to several restrictions (see copy of the Order attached).
- In light of the revised site plan submitted for CRG approval, a Special Hearing will be needed to amend the site plan and to remove or modify Restriction No. 4 imposed by the Order. A Variance also is necessary to permit 46 parking spaces instead of the required 54.
- CRG approval may occur; final approval, however, is contingent upon the outcome of the Zoning hearing.
- All areas devoted to amenity open space must clearly meet the following requirements:
 - Any area devoted to a.o.s. which is within or immediately adjacent to a parking area must be 7 feet wide.
 - All other exterior areas must be 10 feet wide.

Diana Ipper
Diana Ipper
Zoning Associate III

DI:mr

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: March 13, 1984
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: TWO HUNDRED TWENTY TWO (222) Bosley Ave PLAN: XXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT IX-394 PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

- Site Plan #2 is not satisfactory.
- Site Plan #1 is generally acceptable as it pertains to the requirements of this office. A note should be added to the plan which states that the 8 parking spaces not provided on the site are proposed to be leased from the Revenue Authority. The lease agreement must be submitted with the building permit application.
- A separate landscape and planting plan must be submitted with the building permit application.

Susan Carrell
Susan Carrell

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: March 12, 1984
 FROM: Stephanie A. Taylor
 SUBJECT: ENVIRONMENTAL EFFECTS REPORT
 222 BOSLEY AVENUE CRG MTG MARCH 14, 1984 9:00 A.M.

PLAN REVIEW NOTES

- Office building on 0.91 acres.
- Public water and public sewer proposed.
- Not in reservoir watershed.
- No wetland soils or streams on site.
- Stormwater management is not required.
- Proposed impervious area is 0.72 acres.
- Proposed best management practices include the five recommended by the Health Department.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

- The owner agrees in writing to comply with the following best management practices at this site:
 - All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - Filling will not occur in grassed or lined drainage ditches or swales.

SAT:pas

BALTIMORE COUNTY, MARYLAND

DATE: March 13, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
 Captain Joseph Kelly

PROJECT NAME Office Bldg. 222 Bosley Avenue PRELIMINARY PLAN

PROJECT NUMBER CRG Agenda 3/14/84; 9:00 am TENTATIVE PLAN

LOCATION: 222 Bosley Avenue DEVELOPMENT PLAN

DISTRICT: 9 FINAL PLAN

Comments

- Additional fire hydrant shall be installed at Bosley and Old Bosley Avenue.
- Proposed buildings are to be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: March 11, 1984
 FROM: C. E. Burham, Chief, Building Plans Review
 SUBJECT: 222 Bosley Avenue
 Drawings #SP2, A-3 and A-4

- The building code no longer recognizes a 1/2 story designation — See Table 401.
- Elevator locations for handicapped access have not been shown as originally advised on previous plans.
- Approved parking signs for handicapped spaces shall be provided.
- Curb cuts at front of handicapped spaces shall be provided to the walk so the handicapped are not forced to pass behind parked vehicles.
- The structure(s) will be reviewed when a permit is applied for. The codes used will consist of the B.O.C.A. Basic Building Code, Mechanical Code, Energy Code and State Handicapped Code. The early stages of review in preparation for adoption of the 1984 Baltimore County Building Code has begun. The designers and owners may consider this as notification of a possible code change from the 1981 B.O.C.A. to the 1984 B.O.C.A. Once adopted any permit filed after the effective date of the adoptive ordinance would be required to comply with the 1984 Codes.

CEB/vm

RECEIVED
 MARCH 13 1984
 BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G. Date: March 11, 1984
 FROM: Charles E. Burham, Chief, Building Plans Review
 SUBJECT: 222 Bosley Avenue
 Drawings #SP1, A-1 and A-2

- It appears this type project would be very difficult due to the design to comply with the State Handicapped Code, known as the Code of Maryland Regulations 05.01.07, Section .05 Interior Access. Please find this Section attached and note sub-section (A) and (C) which does require access to all floors of buildings with 3 levels. Should the designer wish to provide an elevator for each unit the code could be met although the cost would be astronomical. The applicant may wish to restrict the height to two levels, with no building floor area exceeding 4,000 square feet. Another option would be to apply to the State for a waiver. However they should also be aware of Section 515.5 which is part of the County Handicapped Law, and also requires access to all levels without exception, but subject to interpretation.
- This plan as well as SP-2 does not appear to provide Handicapped Parking in compliance with Section .05 of the State Code or 515.4.1, 515.4.2, 515.4.3 etc. of the 1981 B.O.C.A. Code.
- The applicant shall also be made aware the early stage of review prior to adoption proceedings has begun for the 1984 Code. If and when this Code is adopted, any plans filed after the effective date of the ordinance will be required to comply with the 1984 Code.

The applicable Codes will be the B.O.C.A. Basic Building, Mechanical, Energy Codes and the State Handicapped Code when the project is reviewed upon permit application.

CEB/vm

RECEIVED
 MARCH 13 1984
 BUREAU OF PUBLIC SERVICES

BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2586
 494-4500

PAUL H. REINCKE
CHIEF

May 20, 1986

Mr. Arnold Jablon
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Ch. man
 Zoning Plans Advisory Committee

RE: Property Owner: Courthouse Commons Ltd. Partnership

Location: SW corner New Bosley Ave., and Old Bosley Avenue

Item No.: 407

Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet, along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
 Planning Group Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
 Office of Planning and Zoning
 Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 407 Zoning Advisory Committee Meeting are as follows:

Property Owner: Courthouse Commons Limited Partnership
 Location: SW corner New Bosley Avenue and Old Bosley Avenue
 District: 9th.

APPLICABLE ITEMS ARE CIRCLED

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.A. Bill #31-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1108.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____, or to fixed time _____ See Section 212 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: Signs shall comply to Article 19 as amended by Bill #17-85.

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
 C. E. Burham, Chief
 Building Plans Review

4/22/86

NOW, THEREFORE, in consideration of the sum of Five Dollars paid by the parties of the first part to the party of the second part, receipt of which is hereby acknowledged, and in consideration of the sum of Five Dollars paid by the party of the second part to the parties of the first part, receipt of which is hereby acknowledged, Nolan and Southland Hills agree as follows:

1. Property. The property subject to this agreement (hereinafter referred to as "222 Bosley Avenue" or the "Property") is located on the east side of Old Bosley Avenue, is bounded on the east by New Bosley Avenue and on the south by the residentially zoned parcel known as 221 Old Bosley Avenue (see paragraph 2, below) and is more particularly described as Lot 1 on that certain subdivision plat filed for record on December 21, 1984 among the Land Records of Baltimore County and recorded at Liber EHK, Jr. 52, Folio 59.

2. 221 Old Bosley Avenue. A dwelling is presently located at 221 Old Bosley Avenue adjoining the Property and on the edge of a predominantly single-family use area. Nolan agrees that the parcel owned by him and known as 221 Old Bosley Avenue (which is depicted as Lot 2 on that certain subdivision plat filed for record on December 21, 1984 among the Land Records of Baltimore County and recorded at Liber EHK, Jr. 52, Folio 59) will be used for a single family dwelling only until May 7, 2004. This undertaking is in the nature of a covenant

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DEED, AGREEMENT AND COVENANT

This Deed, Agreement and Covenant is made and executed this 09 day of April, 1986, by and between Doe, Inc., a body corporate of the State of Maryland, Courthouse Commons Limited Partnership, a limited partnership formed under the laws of the State of Maryland, and James D. Nolan and Dolores M. Nolan, individually, their respective heirs, successors and assigns, parties of the first part (hereinafter, collectively referred to as Nolan), and the Southland Hills Improvement Association of Baltimore County, Inc., a body corporate of the State of Maryland, its successors and assigns, party of the second part (hereinafter referred to as Southland Hills.)

WHEREAS, Nolan is the owner of certain property on Old Bosley Avenue in the community of Southland Hills and is desirous of constructing an office building thereon; and

WHEREAS, Southland Hills is an association of residents of the Southland Hills community and has reviewed Nolan's proposals and has taken positions before Baltimore County boards and agencies concerning said proposals; and

WHEREAS, Nolan and Southland Hills have previously reached an agreement concerning Nolan's proposed development of the property and have agreed that this document embodying certain elements of that agreement shall be recorded among the land records.

EXHIBIT 4

which runs with the land and shall be binding upon Nolan, his heirs, successors and assigns. The expiration of this period of restrictive use shall not prevent Southland Hills from opposing any change in the existing residential zoning of the 221 Old Bosley Avenue parcel.

3. Access to Property. Nolan agrees that on-site parking and vehicular access to the proposed office building on the Property will be provided at the planned parking area to the east and southeast of the Building and not on Old Bosley Avenue. Nolan further agrees to reflect this in appropriate agreements with the occupants of the building.

4. Change in Zoning. Nolan represents that he has no present intention of changing the R-0 zoning of the Property and that he will not request or initiate any rezoning from R-0 prior to May 8, 1994.

5. Signs. The signing for the office building as a whole shall be limited to the one stationary outside identification permitted by Section 203.3(c) of the Baltimore County Zoning Regulations. That sign shall be oriented towards New Bosley Avenue and shall be located to the south of or below the line formed by extending the northernmost building line of the proposed building. Individual identification signs for the various occupants of the building shall be permitted in accordance with the Baltimore County Zoning Regulations, provided that any exterior signs facing on Old Bosley Avenue

-3-

shall be limited to one-half square foot each in size and shall be of a generally uniform design.

6. Trash Removal. Nolan agrees that trash removal shall not take place before 7:00 a.m. and shall take place on the parking lot side of the building.

7. Hours of Operation. Nolan agrees that the hours of operation at the office building shall not exceed 8:00 a.m. to 8:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday, provided, that this shall not prevent occasional use of individual offices outside of the normal hours of operation.

8. Injunction. The parties agree that monetary damages would not be an adequate remedy for breach of the terms, conditions and restrictions of their agreement, and therefore, in the event that Nolan, his heirs, successors or assigns, violate or breach any of such terms, conditions and restrictions herein contained, Southland Hills, its successors, or assigns, may institute a suit to enjoin such violation and secure other equitable relief.

9. Recordation; Successors and Assigns. Nolan agrees that all of the terms and provisions of his agreement with Southland Hills are covenants which run with the land and shall be binding upon the parties of the first part and their heirs, successors and assigns. Nolan further agrees to notify any future transferee of the Property of all of the terms and

-4-

provisions of his agreement with Southland Hills.

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first above written.

Witness
Wm P. Englehart Jr

DOE, INC.

By James D. Nolan (SEAL)

COURTHOUSE COMMONS LIMITED PARTNERSHIP

By James D. Nolan (SEAL)
James D. Nolan,
General Partner

Witness
Wm P. Englehart Jr

James D. Nolan (SEAL)
James D. Nolan

STATE OF MARYLAND)
COUNTY OF)

_____, being duly sworn, deposes and says that he is the _____ of Doe, Inc. and the general partner of Courthouse Commons Limited Partnership, and that he signs this Deed, Agreement and Covenant both individually and on their behalf, and is duly authorized to do so.

Robert J. Mueller
Notary Public

My Commission Expires: 7/1/86

-5-

Witness
Wm P. Englehart Jr

Dolores M. Nolan (SEAL)
Dolores M. Nolan

SWORN AND SUBSCRIBED TO before me this 29 day of April, 1986.

Robert J. Mueller
Notary Public

My Commission Expires: 7/1/86

SOUTHLAND HILLS IMPROVEMENT ASSOCIATION OF BALTIMORE COUNTY, INC.
By Robert J. Mueller (SEAL)

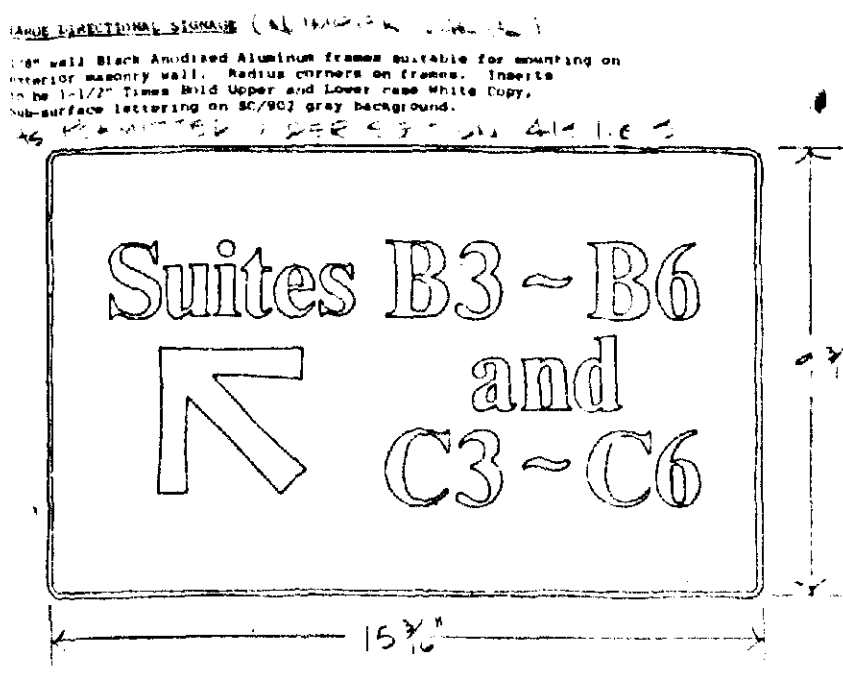
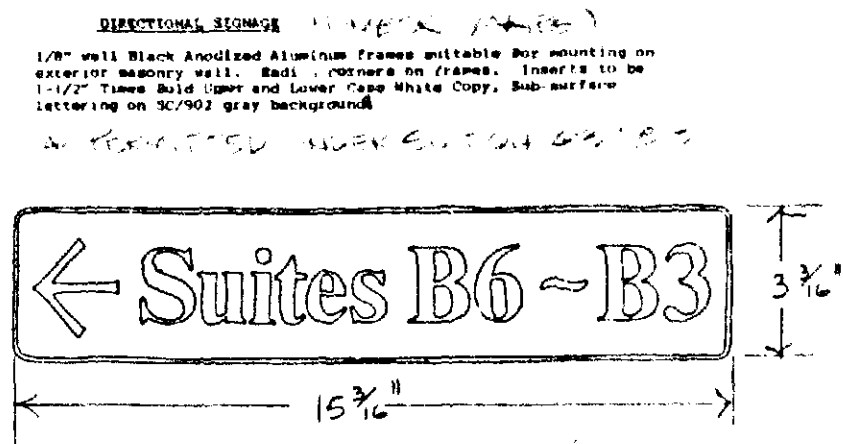
STATE OF MARYLAND)
COUNTY OF Baltimore)

ROBERT J. MUELLER, being duly sworn, deposes and says that he is the PRESIDENT of Southland Hills Improvement Association of Baltimore County, Inc. and that he signs this Deed, Agreement and Covenant on its behalf and is duly authorized to do so.

Robert J. Mueller
Notary Public

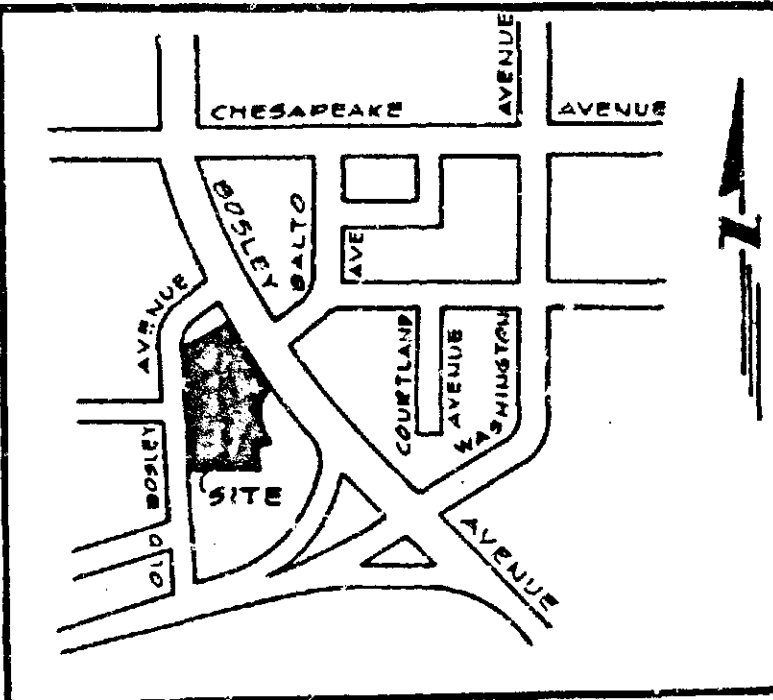
My Commission Expires: 7/1/86

-6-

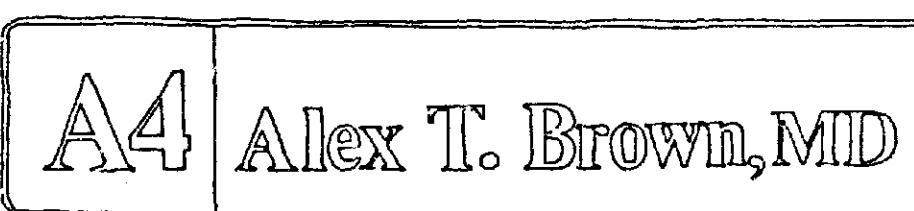


DIRECTORY SPECIFICATIONS

Exterior weatherproof directory. Black anodized finish.
 Hinged glass or lexan door with lock and extra set of keys.
 4" header, White Times Bold copy on SC/902 gray background to read: **DIRECTORY**
 Sub-header 12" in height to contain building plan and copy in a two color separation on SC/902 gray background.
 (Designer to furnish camera-ready artwork)
 Bottom of Directory to have two rows of 3/4" high tenant strips for identification (Total: Two columns of 20 = 40 strips)
 Strips to have Times Bold white copy, suite numbers and tenant name, on SC/902 gray background.
 Overall dimensions of directories: Approx. 24" x 36"
 Total of 2 signs, one under each covered connection within the envelope of the building.

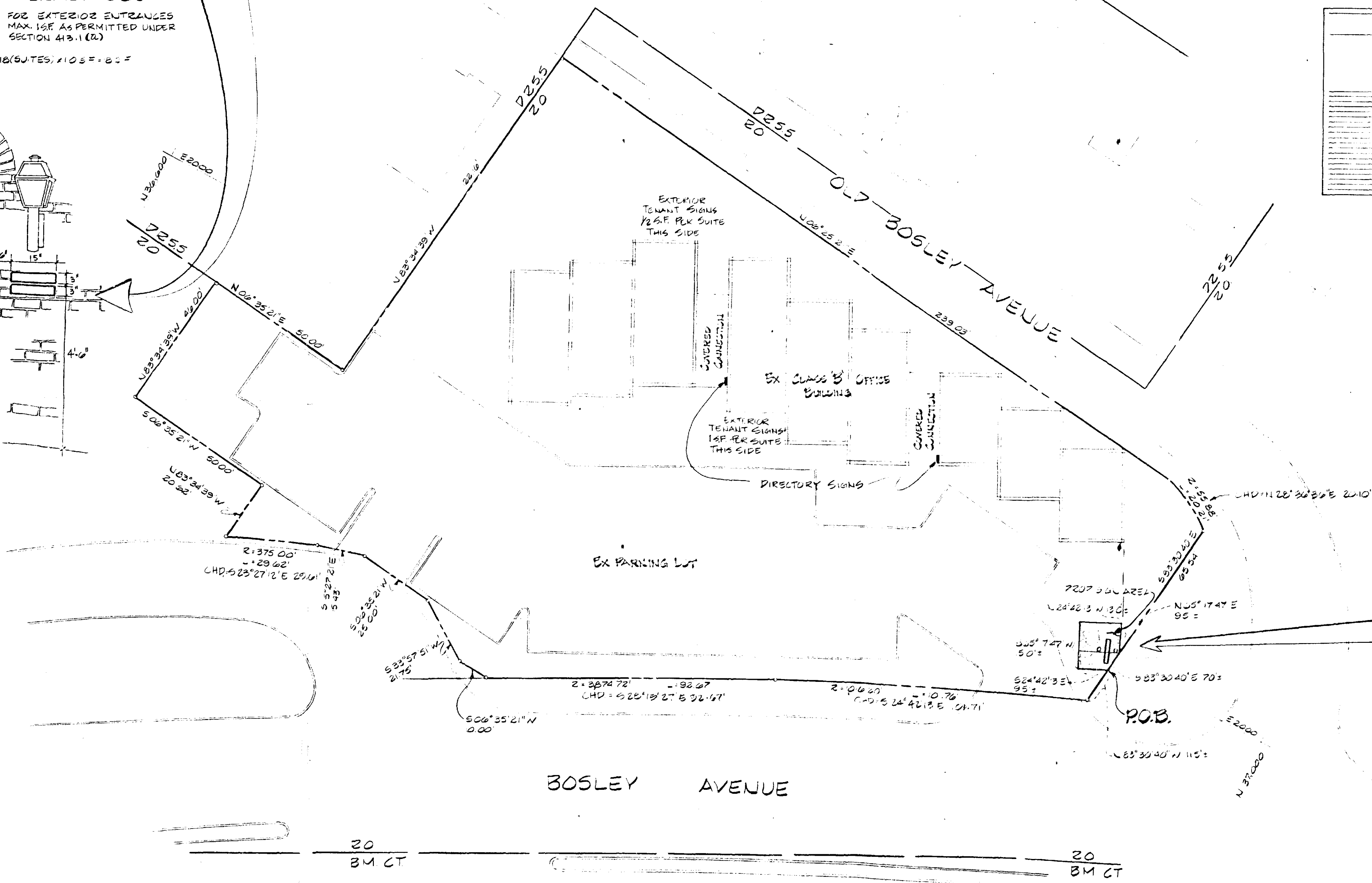
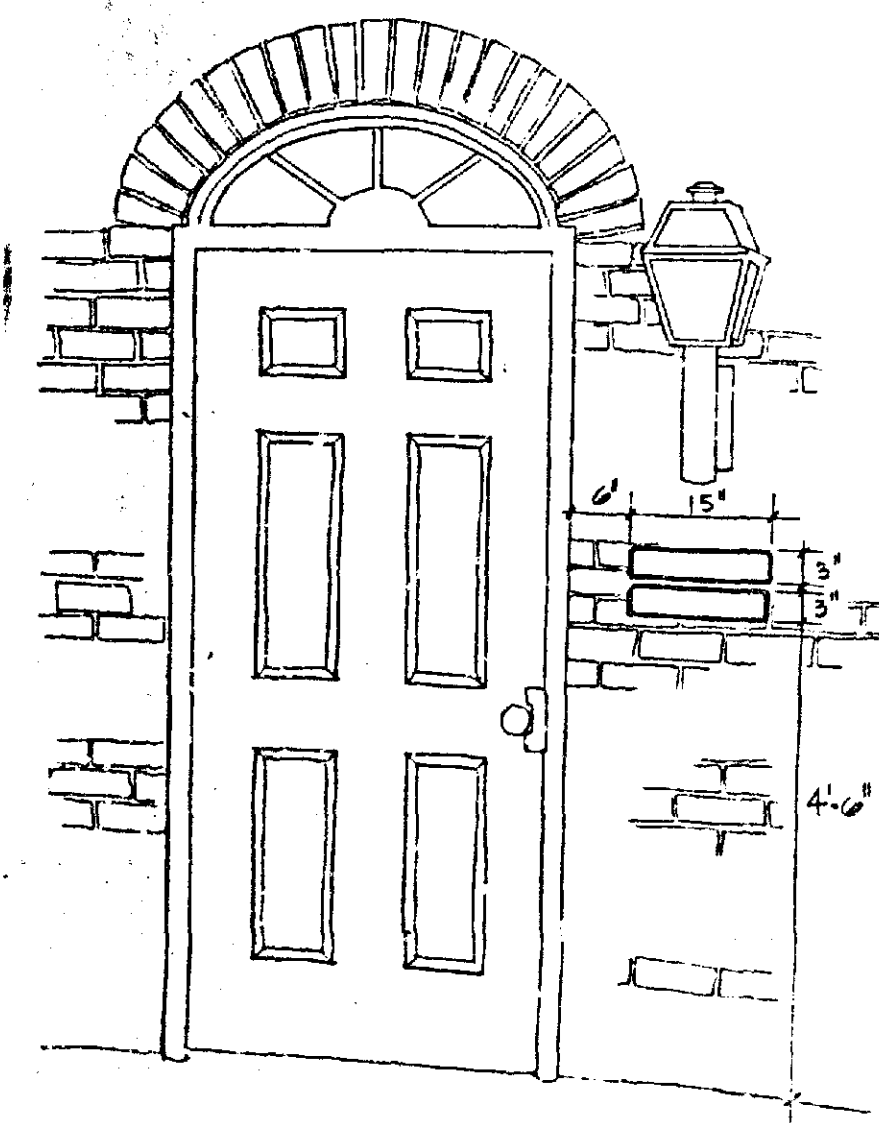


VICINITY MAP
 SCALE: 1" = 500'

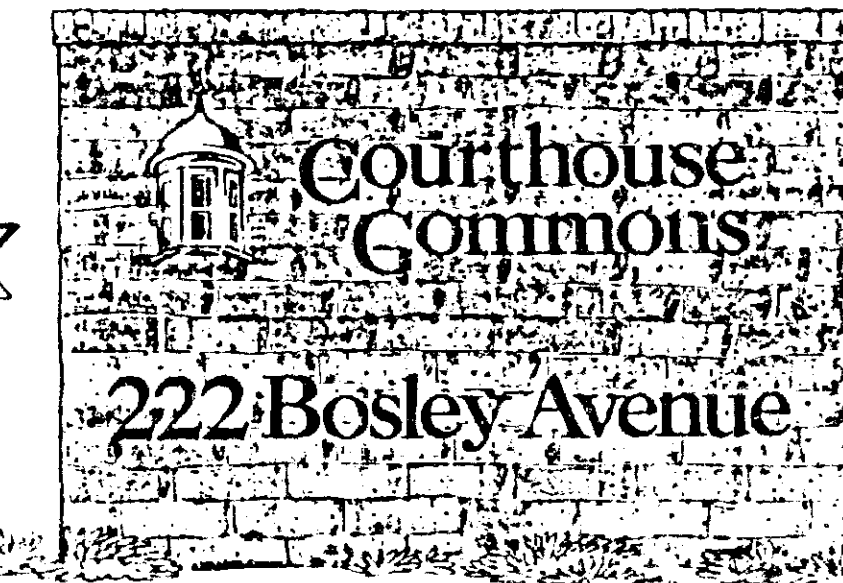


TENANT SIGN
 FOR EXTERIOR ENTRANCES
 MAX. 156 SF. AS PERMITTED UNDER
 SECTION 413.1 (2)

APPROX. 18 SUITES, 110 SF = 198 SF

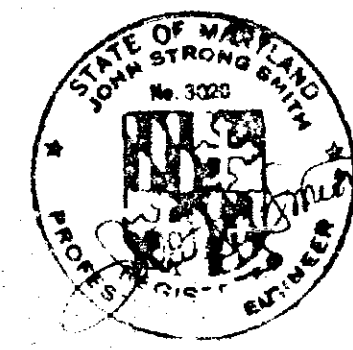


VARIANCE REQUESTED
 TO PERMIT A FREESTANDING 3-D SIGN
 HAVING A TOTAL OF 132.0 SF. IN
 USE OF THE ALLOWED 8 SF ATTACHED
 SIGN ALLOWED UNDER SECT 205.3.C



IDENTIFICATION SIGN
 70.3 SF FACE
 100' LATED WITH 145' - 6" - 6"
 40 SF = EACH FACE
 TOTAL = 120 SF

PETITIONER'S EXHIBIT 1



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301) 825-8120



OWNER:
COURTHOUSE COMMONS LTD. 7121 CERS-7
 9 CRESTLINE COURT
 OWINGS MILLS, MD 21117

PLAT TO ACCOMPANY A PETITION
 FOR A SIGN VARIANCE
COURTHOUSE COMMONS
 222 BOSLEY AVENUE

BALTIMORE COUNTY, MD
 ELECTION 7572 CT #3
 MARCH 24, 1986
 SCALE: 1" = 20'

#407
 87-6-18